

Good Day Honorable Senate President Milton Potter, other members of the 36th Legislature, staff, the listening and viewing audiences:

Thank You for the opportunity to appear before you today. My name is Xavier Acevedo, I am the designated representative of Mrs. Ana Tavares, owner of Plot No. 4, Estate Richmond, St. Croix. We respectfully request the rezoning of this property from R-3 to B-2. The property is currently vacant, underutilized, and in poor condition. This request is intended to bring the property into a compliant, structured, and productive use.

The proposed development includes:

- A first-floor restaurant with dining and food service, including the service of alcoholic beverages
- Three second-floor efficiency apartments
- Off-street parking
- Full use of existing sewer and potable water infrastructure

This is a small-scale project designed to fit within the neighborhood. The use is consistent with the surrounding area and will operate as a neighborhood-serving business. The development will improve the condition and appearance of the property, create economic activity, provide limited housing, and increase overall property value. There will be no significant impact to traffic or infrastructure due to the size and scale of the project. In summary, this is a practical and responsible improvement to an underutilized property.

We respectfully request your support of our proposed zoning change.

Thank you for your time and consideration. I remain available to answer any of your questions.